

South Downtown Planning Area:

Open Space And the Public Realm

**Presentation to the City
Council Committee on the
Built Environment**

August 11, 2010

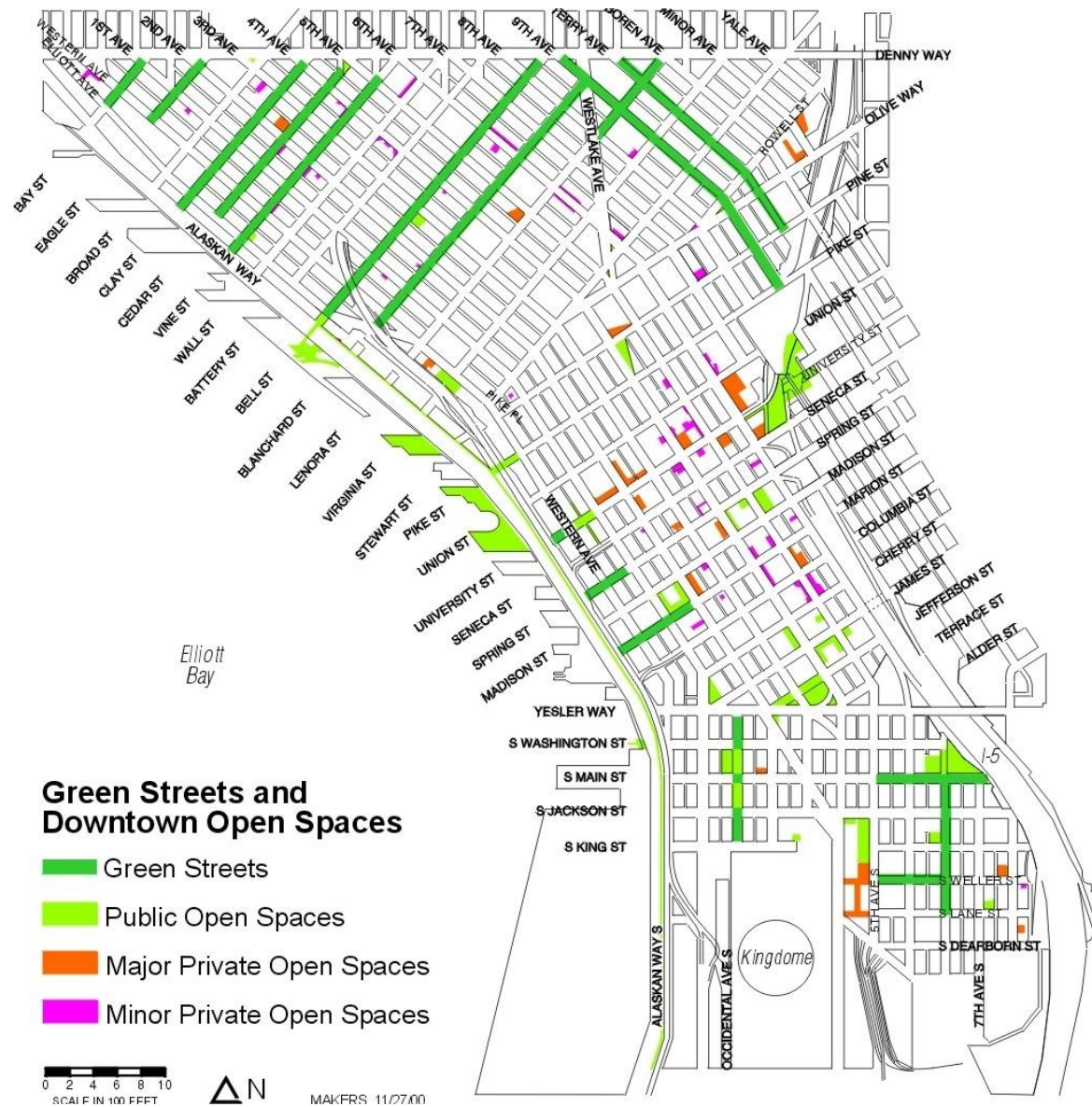


Presentation Today



- Background Information – downtown open space
- Planning for public realm & open space
- Anticipating the need in South Downtown
- Strategies to provide adequate open space

Downtown Open Space Network



Sources of Funding for Open Spaces Downtown



- Levy funding
- Incentive programs – privately owned & publicly accessible
- Open space TDR--
- Right-of-way as open space— Bell Street
- Green Street—Vine Street
- Private open space requirements

Center City Comp Plan provisions

Village Open Space

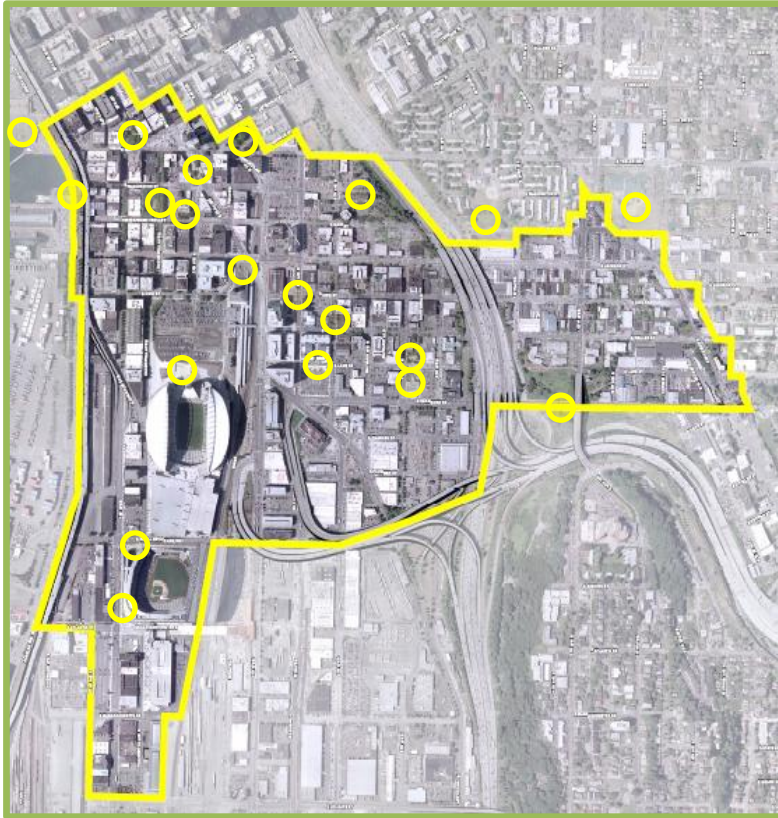
- 10,000 sq ft+
- 1 acre/1,000 households
- 1 acre/10,000 jobs
- Within 1/8 mile of all locations

Breathing Room Open Space

- All dedicated open spaces
- Goal: 1 acre per 100 residents (Citywide)
- Offsets include school grounds, green streets, boulevards, trails
- Needs Comp Plan definition – relies on Parks Plan
- Needs goal for urban centers/villages (1/3 acre/100 residents?)



Open Spaces Resources In South Downtown Today



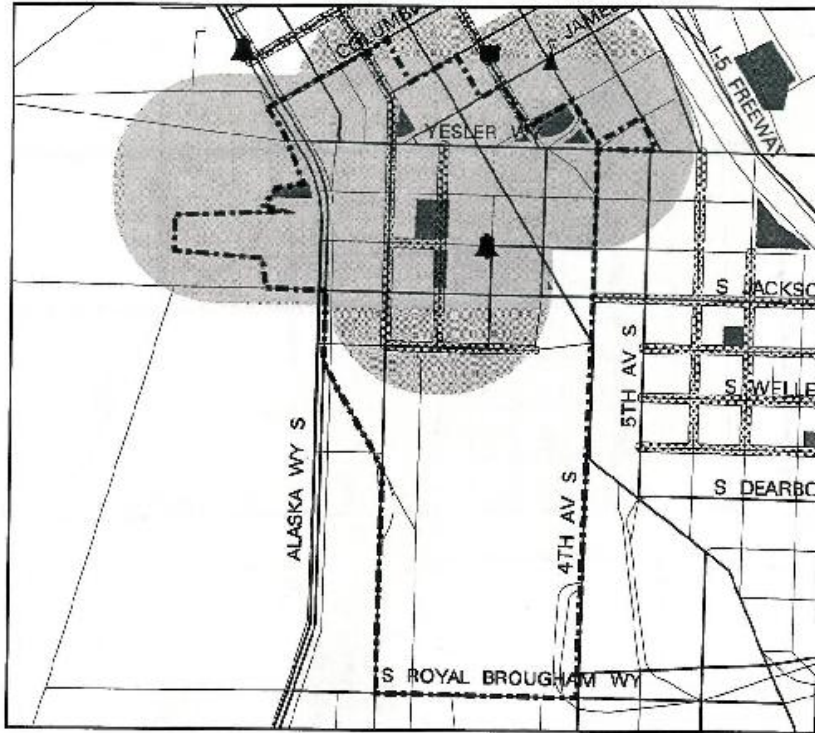
Bold = Village Open Space

* = Privately owned and managed

Open Space	Acres
<u>Pioneer Square</u>	
Occidental Park and pedestrian mall	0.6
City Hall Park	1.3
Pioneer Square Park	0.3
Washington Street Boat Landing	0.3
Waterfall Park at 2nd/Main*	0.13
Qwest Field plaza*	3.48
Occidental promenade	1.6
Safeco Field plazas*	0.54
Colman Dock	0.23
Prefontaine Place	0.1
<u>Chinatown/I.D.</u>	
Kobe Terrace/Danny Woo Gardens	1.0
Hing Hay Park	0.3
International Children's Park	0.2
Plazas in the Union Station block*	3.24
Lane Street plaza at Uwajimaya*	3.5
<u>Nearby outside the study area:</u>	
Yesler Terrace community center, playfields	
Bailey Gatzert School playfields	
Dr. Jose Rizal Park	

PIONEER SQUARE/KINGDOME

Urban Center Village



- Village Boundary*
- City of Seattle Parks & Open Space
- Area Served by Existing Urban Village Open Space
- Pedestrian Priority Street
- Arterial
- Other Street
- P-Patch Community Garden
- Public School
- Library
- Community Center
- Police
- Fire

Note: Symbols for Public Schools and Facilities Indicate Approximate Locations



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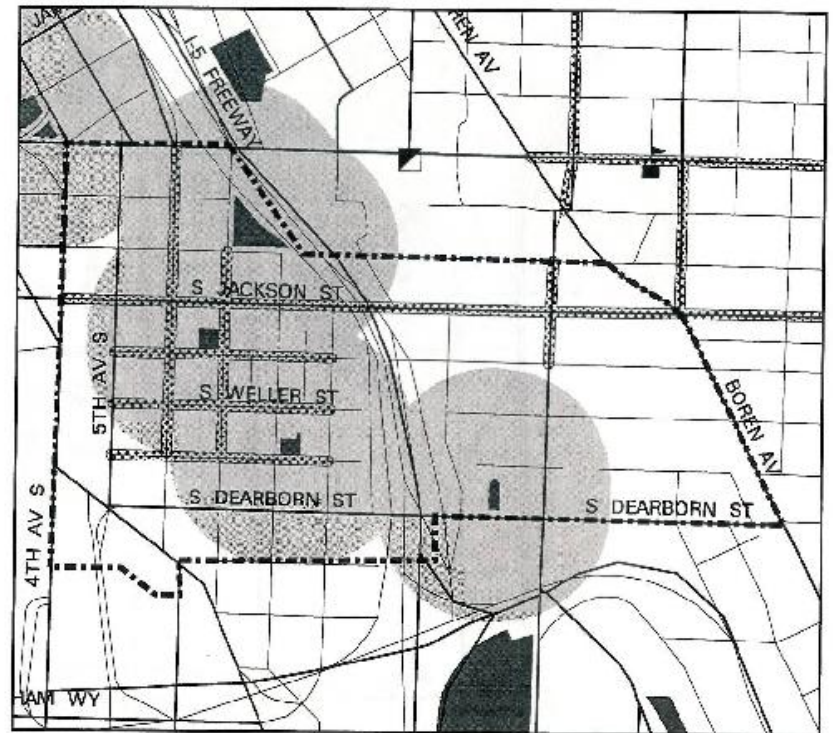
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*NOTE: VILLAGE BOUNDARIES ARE SUBJECT TO CHANGE THROUGH THE NEIGHBORHOOD PLANNING PROCESS

Capital Facilities Appendix - A-96

INTERNATIONAL DISTRICT

Urban Center Village



- Village Boundary*
- City of Seattle Parks & Open Space
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Capital Facilities Appendix - A-95

Excerpt from 1994 Comp Plan recommendations, showing 1/8 mile buffers around Village Open Space

Planning for Open Space in South Downtown: Future Density

	2009	Projected 2030	% Increase
Dwelling Units	3,677	6,365 – 8,766	73-138%
Households	3,493	6,046 – 8,328	73-138%
Average household size	1.4	1.4	n/a
Residents	4,890	8,464 – 11,659	73-138%
Employment	17,450	25,013 – 33430	43-92%

- Open space needed for existing residential population: 3.5 acres
- Existing Village Open Space: 3.5 acres
- Shortage anticipated in the near future

Strategies as South Downtown Grows

Public investment

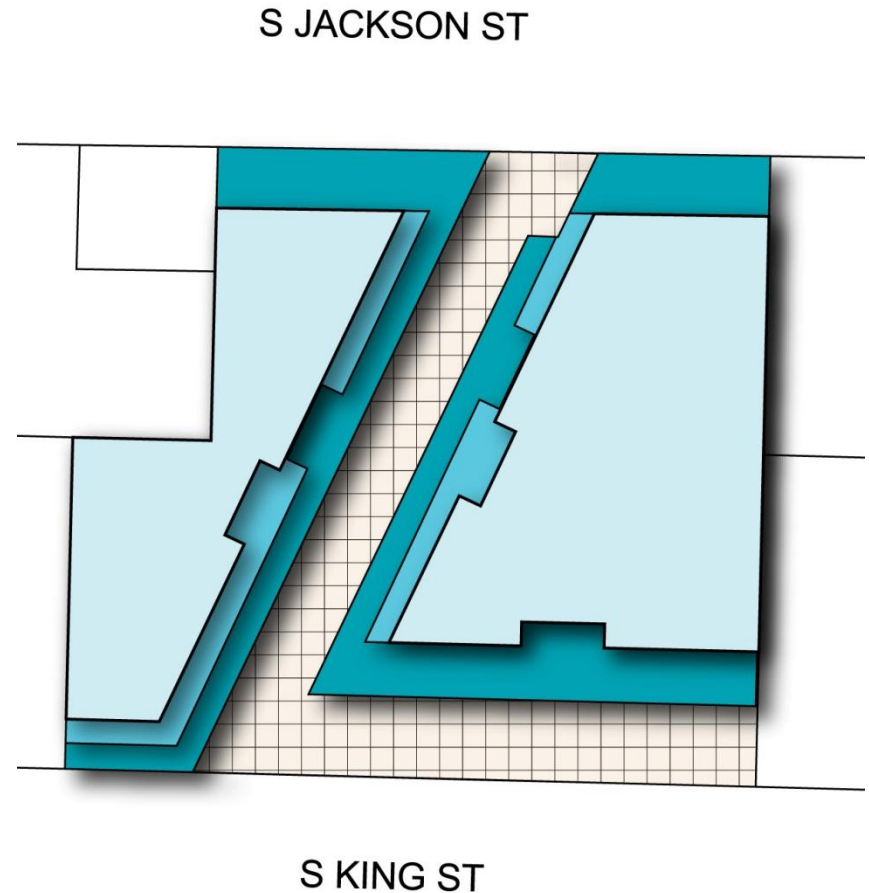
- Parks Levy: Hing Hay Park, International Children's Park, park acquisition
- Yesler Terrace
- Waterfront improvements
- Green streets (\$350K from Neighborhood Streets Fund)



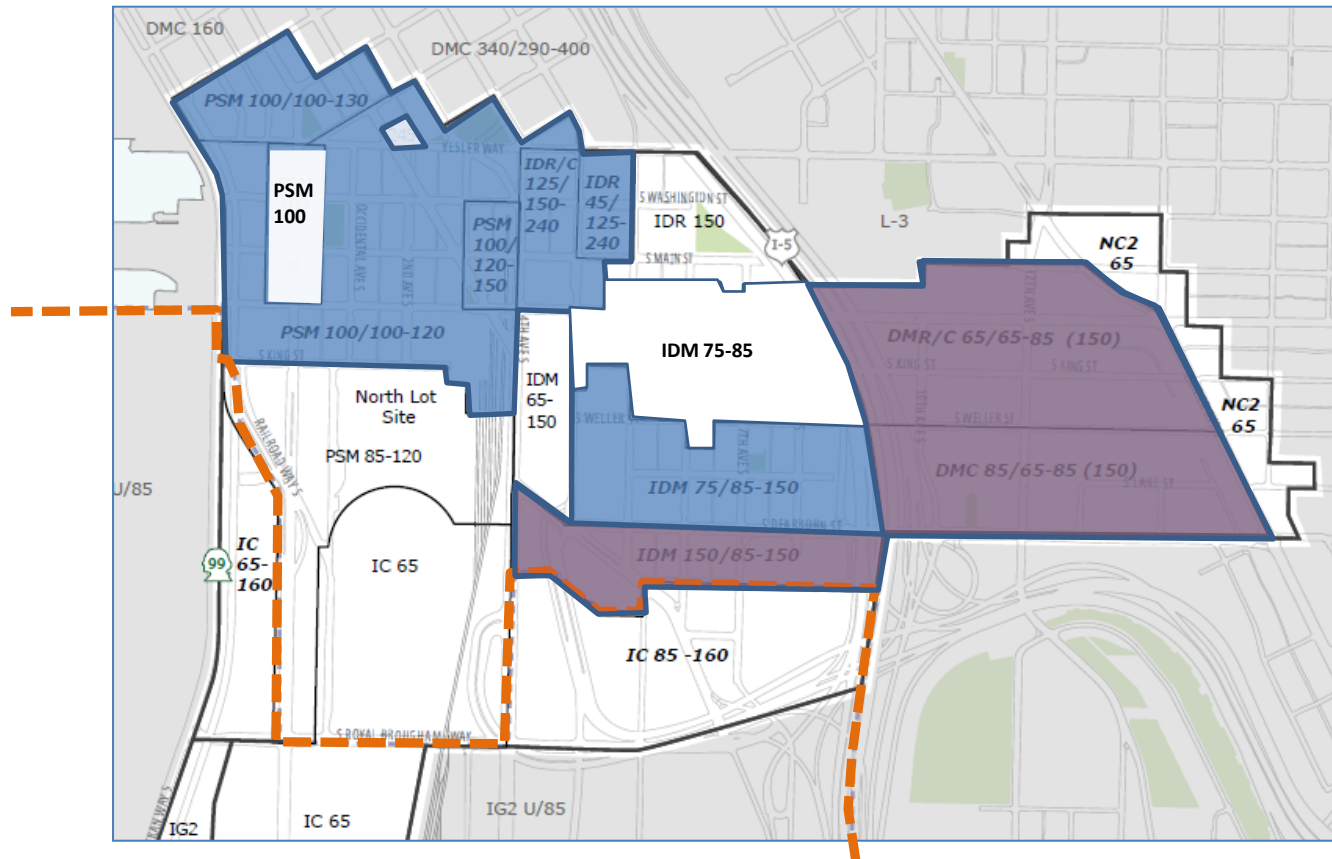
Strategies as South Downtown Grows

Incentive Programs

- Downtown amenities
(Commercial bonus program)
- Neighborhood open space
(Residential bonus program)
- Green street setbacks
- Mid-block corridor
- Open Space TDR



Areas eligible for extra floor area

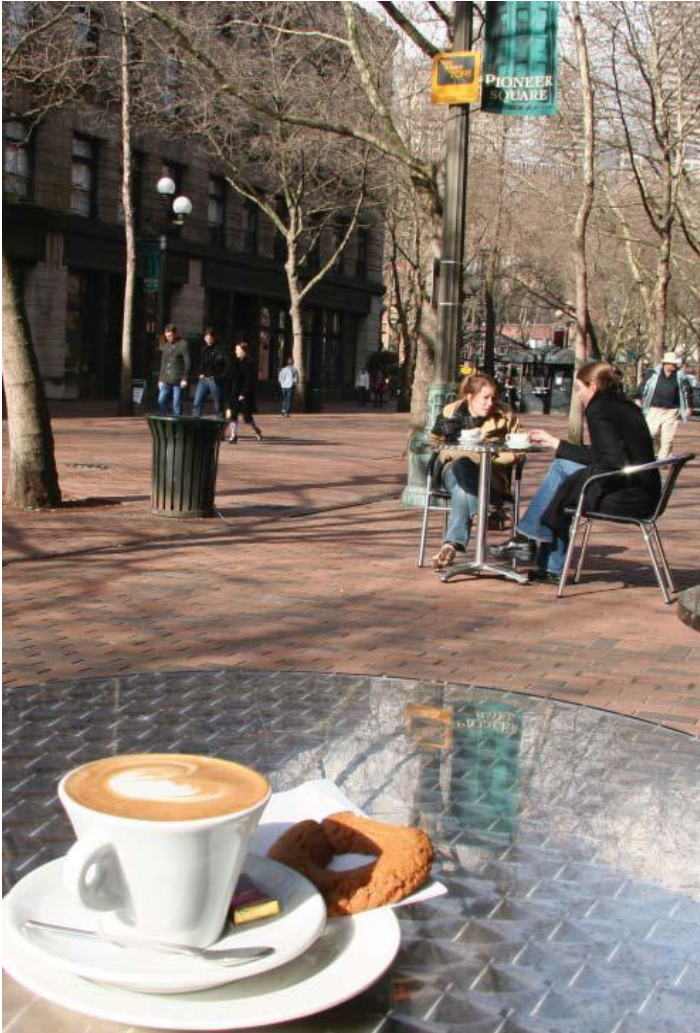


- Zones eligible for residential extra floor area
- Zones eligible for residential and commercial extra floor area

Strategies as South Downtown Grows

Development standards

- Street level use and design requirements
- Open area and pedestrian standards in the IC zones
- North Lot provisions in the PSM zone
- Private open space requirements
 - Common recreation area (residential)
 - Office open space (commercial)
- Green Factor, leading to improved landscaping in the ROW



Strategies as South Downtown Grows



Additional Open Space Opportunities

- Right-of-Way Concept Designs for future implementation
- Levy dollars for acquisition of new land
- Related public realm improvements:
 - Sidewalk merchant vending
 - Alleys—clean and activated

Thank you

